



**LA Fashion District BID Board of Directors Meeting**  
Thursday, January 23, 2014 at 11:45 a.m.

**\*\*\*PLEASE NOTE MEETING LOCATION CHANGE\*\*\***  
Ace Hotel – 929 S Broadway – Los Angeles, CA 90015

**AGENDA**

1	Public Comment	
2	Welcome & Introductions	
3	Introduction of New Board Members	
4	Approval of Minutes: December 12, 2013	TAB 1
5	Field Office Lease <b>Action Item:</b> Approval of Field Office Lease	TAB 2
	<b>Action Item:</b> Approval of Parking Lot Lease	TAB 3
6	Cecil Hotel	TAB 4
	<b>Action Item:</b> Approval of Project	
7	Committee Reports <u>Finance</u> <b>Action Item:</b> Appointment of Auditors	TAB 5
	<u>Operations</u>	
8	Central City Association Membership Renewal and Treasures of Los Angeles Annual Sponsorship <b>Action Item:</b> Renew CCA Membership	TAB 6
	<b>Action Item:</b> Silver Sponsorship Support Level Participation	TAB 7
9	Fashion District Board of Directors Officer Election Committee Appointments	TAB 8
10	Executive Director's Report	TAB 9
11	New Business	
12	Adjourn	

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**Next Meeting dates\*:**

February: Board of Directors Meeting – Thursday, February 20, 2014

March: Board of Directors Meeting – Thursday, March 20, 2014

\* Meeting Dates/Times are subject to change with appropriate notice.



## **LA Fashion District BID Board of Directors Meeting**

Thursday, February 20, 2014 at 11:45 a.m.  
110 E 9<sup>th</sup> St Suite A-1175, Los Angeles, CA

### **AGENDA**

1	Public Comment	
2	Welcome & Introductions	
3	Approval of Minutes: January 23, 2014	TAB 1
4	Executive Director's Report	TAB 2
5	Proposed State Bill Addresses General and Special Benefit	TAB 3
6	Correspondence to Council District 14 Regarding Illegal Vending	TAB 4
7	Community Plan Meeting Report	
8	BID Board of Directors	
	• Committee Appointments	
	• Change Board Meeting Date to Tuesday, May 20, 2014	
9	New Business	
10	Adjourn	

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**Next Meeting dates\*:**

March: Board of Directors Meeting – Thursday, March 20, 2014

April: Annual Meeting and Board of Directors Meeting – Thursday, April 24, 2014

\* Meeting Dates/Times are subject to change with appropriate notice.

B2014..agenda.2-20-14



## LA Fashion District BID Board of Directors Meeting

Thursday, March 20, 2014 at 11:45 a.m.  
110 E 9<sup>th</sup> St, A 1175, Los Angeles, CA

### AGENDA

1	Public Comment	
2	Welcome & Introductions	
3	Council District 14 Update Presentation	TAB 1
4	Auditor Presentation <b>MOTION: Approval of 2013 Audit</b>	TAB 2
5	Approval of Minutes: February 20, 2014	TAB 3
6	AB 2618: Legislative Committee Report <b>MOTION: Approve Support Letter for AB 2618</b>	TAB 4
7	Discussion of Broadway Dress Rehearsal Contract <b>MOTION: Approve Broadway Dress Rehearsal Contract</b>	TAB 5
8	Executive Director's Report	TAB 6
9	Committee Reports • Operations	
10	Treasures of Los Angeles Guest List	TAB 7
11	New Business	
12	Adjourn	

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Next Meeting dates\*:

April: Annual Meeting and Board of Directors Meeting – Thursday, April 24, 2014  
May: Board of Directors Meeting – TUESDAY, May 20, 2014

\* Meeting Dates/Times are subject to change with appropriate notice.



## LA Fashion District BID Board of Directors Meeting

Thursday, April 24, 2014 at 11:45 a.m.  
110 E 9<sup>th</sup> St Suite C 855, Los Angeles, CA

### AGENDA

1	Public Comment	
2	Welcome & Introductions	
3	Approval of Minutes: March 20, 2014	TAB 1
4	<b>ACTION ITEM:</b> 2015 BID Assessment Rates Approval	TAB 2
5	<b>ACTION ITEM:</b> Business Survey Contract	TAB 3
6	Sidewalk Vending Issues	TAB 4
7	San Pedro Swap Meet Enforcement Update	TAB 5
8	First Quarter 2014 Financial Summary	TAB 6
9	Executive Director's Report	TAB 7
10	Treasures of Los Angeles: May 15, 2014	
11	New Business	
12	Adjourn	

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Next Meeting dates\*:

May 29, 2014: Board of Directors Meeting  
June, 2014: No regularly scheduled meetings.  
July 17, 2014: Board of Directors Meeting

\* Meeting Dates/Times are subject to change with appropriate notice.

B2014..agenda.4-24-14



## LA Fashion District BID Board of Directors Meeting

Thursday, May 29, 2014 at 11:45 a.m.  
110 E 9<sup>th</sup> St Suite A 1175, Los Angeles, CA

### AGENDA

1	Public Comment	
2	Welcome & Introductions	
3	Do Art Presentation by Carmen Zella, Artistic/Executive Director	
4	Approval of Minutes: April 24, 2014	TAB 1
5	<b>ACTION ITEM:</b> Approve 2013 Tax Returns	TAB 2
6	Financial Summary YTD April 2014	TAB 3
7	2015 Alleys Overlays Assessments Adjustment	TAB 4
8	Sidewalk Vending & Street Closure Meeting Updates	
9	San Pedro Swap Meet Enforcement Update <b>ACTION ITEM:</b> Pay Bureau of Street Services Staff overtime costs for monthly enforcement at the San Pedro Swap Meet.	
10	New Website Demonstration	
11	Executive Director's Report	TAB 5
12	New Business	
13	Adjourn	

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Next Meeting dates\*:

June, 2014: No regularly scheduled meetings.

**July 17, 2014: Board of Directors Meeting**

August, 2014: No regularly scheduled meetings.

\* Meeting Dates/Times are subject to change with appropriate notice.

B2014..agenda.5-29-14



## LA Fashion District BID Board of Directors Meeting

Thursday, July 17, 2014 at 11:45 a.m.  
110 E 9<sup>th</sup> St Suite C-855, Los Angeles, CA

### AGENDA

- 1 Public Comment
- 2 Welcome & Introductions
- 3 Streetcar Inc Presentation
- 4 City Market Presentation
- 5 Approval of Minutes from May 29, 2014 TAB 1
- 6 Discuss Proposals for Spending \$50,000 TAB 2
- 7 Committee Reports
  - Finance
  - Operations
- 8 Election Committee Appointments TAB 3
- 9 Executive Director's Report TAB 4
- 10 New Business
- 11 Adjourn

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#### Next Board Meeting dates\*:

August	<i>No regularly scheduled meetings</i>
<b>September</b>	<b>18<sup>th</sup></b>
October	<i>No regularly scheduled meetings</i>
<b>November</b>	<b>20<sup>th</sup></b>
<b>December</b>	<b>11th</b>

B2014.agenda 7-17-14



## LA Fashion District BID Board of Directors Meeting

Thursday, September 18, 2014 at 11:45 a.m.  
110 E 9<sup>th</sup> St Suite A-1175, Los Angeles, CA

### AGENDA

1	Public Comment	
2	Welcome & Introductions	
3	LA Better Buildings Challenge Presentation by Jeff Gould and Ben Stapleton	TAB 1
4	Approval of Minutes from July 17, 2014	TAB 2
5	Pending Litigation: City of Los Angeles et al. vs Phillip Horlings et al. Closed Session and Reopen Session to Meeting	
6	City Market South <b>MOTION:</b> Support The City Market Master CUB Permit Application	
7	AB2618 Signed into Law	TAB 3
8	Biz Fed Institute <b>MOTION:</b> Approve \$500 annual membership	TAB 4
9	Committee Reports <ul style="list-style-type: none"><li>• Finance</li><li>• Election</li></ul> <b>MOTION:</b> Approve additional candidate	TAB 5
10	Executive Director's Report <ul style="list-style-type: none"><li>• Downtown 2020 Presentation</li></ul>	TAB 6
11	New Business	
12	Adjourn	

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Next Board Meeting dates\*:

October	No regularly scheduled meetings
November	20 <sup>th</sup>
December	11th

B2014.agenda 9-18-14



## LA Fashion District BID Board of Directors Meeting

Thursday, November 20, 2014 at 11:45 a.m.  
110 E 9<sup>th</sup> St Suite A-1175, Los Angeles, CA

### AGENDA

- 1 Public Comment
- 2 Welcome & Introductions
- 3 Downtown 2020  
Presentation by Kent Smith
- 4 Approval of Minutes from September 18, 2014 TAB 1
- 5 Committee Reports
  - Finance
  - Operations
  - Communications
  - Election
- 6 2015 Budget  
**MOTION:** Approve 2015 Budget TAB 2
- 7 2015 Planning Report  
**MOTION:** Approve 2015 Planning Report TAB 3
- 8 2014 Staff Bonuses / 2015 Staff Salaries  
**MOTION:** Approve Personnel Committee Recommendation
- 9 Pending Litigation: Phillip Horlings et al. vs. City of Los Angeles et al.  
Closed Session and Reopen Session to Meeting
- 10 Treasures of Los Angeles Event Sponsorship & Membership Renewal  
**MOTION:** Approve Treasures of Los Angeles Event Silver Sponsor Level and CCA Membership Renewal TAB 4
- 11 Executive Director's Report TAB 5
- 12 New Business
- 13 Adjourn

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Next Board Meeting date\*:

**11:45 am      December      11th**



TAB 1

LA Fashion District BID  
Board of Directors Meeting Minutes  
January 23, 2014  
Ace Hotel, 929 S Broadway, Los Angeles, CA 90015

**Board Members Present:** Jason Deibler, Mark Cohen, Jorge Flores, Steve Hirsh, Hilda Jimenez, Laurie Rosen, Brian Taban, John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Ramin Haverim, Darlene Kuba, Jaime Lee, George Lintz, Brad Luster, Elena Safaei,

**Property Owners and Guests Present:** James Fayette, Sara Lakey, Jerry Neumann, Laurie Sale.

**Staff Present:** Kent Smith, Executive Director. Joanna Cheatham, Lynn Myers.

*The meeting convened at 12:05 pm. Several items were taken out of order of the agenda.*

**1 Public Comment:** Representatives from Los Angeles Dance Project presented information about the dance company that is a permanent resident at Ace Hotel. The BID will work with them to promote performances.

**2 Welcome and Introductions:** Board Members and guests introduced themselves.

**3 Introduction of New Board Members:** Ace Hotel General Manager Jason Deibler was welcomed to the Board and thanked for hosting the meeting.

**4 Approval of the Minutes from December 12, 2013:** Approved by unanimous vote.

**5 Field Office Lease**

The Finance Committee met prior to the Board meeting and agreed to recommend approval of the field office and parking lot leases.

**MOTION: Approve the field office lease.** Brian Taban moved to approve. Steve Hirsh seconded.

The motion was approved by unanimous vote on January 23, 2014.

**MOTION: Approve the parking lot lease as amended to remove the 30 day cancellation clause as null and void if the property is sold.**

Brian Taban moved to approve. Steve Hirsh seconded.

The motion was approved by unanimous vote on January 23, 2014.

**6 New Cecil**

The LA Chamber of Commerce announced endorsement of the project on January 9, 2014. A representative from the County Mental Health Department provided a summary of the proposed New Cecil at the December 2013 Board of Directors meeting. This permanent supportive housing project, to be located at 640 S Main, will house and provide internal support services for the most vulnerable downtown homeless individuals. 20% market rate units are planned. The County of Los Angeles is contributing funds to the housing project for the first time. The New Cecil building is located just outside the north border of the LA Fashion District. Members discussed their concerns about density and the spill-over effect that will impact the growing retail and residential neighborhood. The Board agreed to vote on support or non-support of the project.

**MOTION: Support the proposed New Cecil supportive housing project.**

John Van Den Akker moved to approve. Suzette Wachtel seconded.

**The motion was approved on January 23, 2014.**

Members Voting Yes: Jason Deibler, Jorge Flores, Steve Hirsh, Hilda Jimenez, John Van Den Akker, Suzette Wachtel.

Members Voting No: Mark Cohen, Brian Taban. Members Abstaining from Vote: Laurie Rosen.

Later in the meeting Project Co-Chair Jerry Neumann arrived to answer additional questions about the proposed project. He emphasized that this is not transitional housing and that multiple controls and standards will be in place to ensure that the New Cecil will be a good neighbor.

**7 Committee Reports**

Finance

The Finance Committee recommended hiring the auditing firm of Gleicher, Tilley and Leonard LLC that conducted the BID's 2012 audit contingent on a fee of 3% and not the proposed 4-5% increase.

**MOTION: Approve retaining Gleicher, Tilley and Leonard LLC to conduct the 2013 audit and financial statement.**

Mark Cohen moved to approve. Laurie Rosen seconded.

**The motion passed by unanimous vote on January 23, 2014.**

### Operations

**Crime Control:** The Committee met on January 21, 2014. LAPD Central Division is leading over other divisions in crime control. The BID stepped up Location Checks for Crime Control and the two additional Nigh Vehicle Patrol Officers approved by the Board of Directors last year have helped to cover the district more effectively.

**Graffiti Tagger Arrested:** LAPD arrested a person suspected of defacing the Banksy mural located on the Sparkle Factory building at 928 S Broadway. BID officer Nancy Alonso provided LAPD with a detailed description of the suspect who was impersonating a City worker.

**Animal Cruelty Task Force Update:** Illegal pet vendor Juan Mena was sentenced to 8 months in jail for entering the Fashion District against a judge's order. The task force is preparing for another enforcement effort during the Easter holiday.

### **8      Central City Association Membership Renewal and Treasures of Los Angeles Annual Sponsorship**

#### **MOTION: Approve the 2014 Central City Association Membership Renewal and Treasures of Los Angeles Annual Sponsorship.**

Mark Cohen moved to approve. Laurie Rosen seconded.

**The motion passed by unanimous vote on January 23, 2014.**

### **9      Fashion District Board of Directors**

#### Officer Election:

Jorge Flores, Chair

Steve Hirsh, Vice Chair

Mark Cohen, Treasurer

Darlene Kuba, Secretary

Committee Appointments: Members were asked to volunteer for 2014 Committee seats.

### **10     Executive Director Report**

Bringing Back Broadway: Board Members were invited to the 6<sup>th</sup> Anniversary celebration on Saturday, January 25, 2014

LA Streetcar Inc: Councilmember Huizar is making an effort to allocate TFAR funds to the streetcar project. The TFAR ordinance refers to air rights zoned for use that can be purchased to use on other developments.

Community Plan Meeting: On February 3, 2014 the Planning Department will launch the process to complete the Specific Plan begun by the Community Redevelopment Agency. This is an opportunity to get the work done by AECOM for land use changes back on track. The meeting takes place at the Cooper Design Space from 4-6pm.

SWA Presentation: On January 28, 2014 SWA Group landscape architects, will present options for streetscape design to property owners in the area of 8<sup>th</sup> and San Pedro St.

Broadway Dress Rehearsal: Three downtown BIDs will maintain the pilot project streetscape improvements on Broadway between 1<sup>st</sup> Street and Olympic Blvd. The City will pay the BIDs maintenance fees through a 2 year contract. A number of important issues are being addressed including liability and costs.

Website Re-design: Work is proceeding to improve the overall design and develop responsive design for mobile devices. Launch will be announced.

### **11     New Business**

Property owner Lisa Korbatov is an elected Member of the Beverly Hills School Board. She is seeking partners for special community efforts. Board Members requested her contact information.

### **12     The meeting adjourned at 1:30 pm**



LA Fashion District BID  
Board of Directors Meeting Minutes  
February 20, 2014

**Board Members Present:** Jason Deibler, Mark Cohen, Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Jaime Lee, George Lintz, Laurie Rosen , John Van Den Akker.

**Board Members Absent:** Darlene Kuba, Brad Luster, Elena Safaei, Brian Taban, Suzette Wachtel.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

*The meeting convened at 11:50 am. Several items were taken out of order of the agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions:** Board Members introduced themselves. George Lintz was welcomed to the Board.

**3 Approval of the Minutes from January 23, 2014:** Approved by unanimous vote.

**4 Executive Director Report**

New Truck: Clean Team's new truck is working well.

Tagger Arrested: On February 15, 2014 the Safe Team observed a graffiti tagger at 209 E Pico. LAPD were contacted and the wanted gang member from Ventura was arrested.

Publicity: Ace Hotel opening took front page in the media this week. Valentine's Day Flower Market business and traffic drew attention of 7 media crews. Westways Magazine is coming to the Fashion District to work on a feature in the popular travel magazine. Univision is preparing a "make-over" show. Skyline 2014 art/architecture exhibits hosted their VIP opening at the Cooper Design Space – five of the 10 exhibits were in the LA Fashion District. Arizona Magazine is doing a feature on shopping the district.

Minimum Wage Increase: Hotels and tourism will be negatively impacted. The Chief Administrative Office is conducting an impact study of the increase before the increase goes to vote at City Council.

New Cecil Project: This homeless housing proposal is no longer going forward for lack of support from the County level. There are 305 people sleeping on the streets of the LA Fashion District according to a recent count. We need a solution. (a power point is attached from Home for Good).

Neighborhood Council Elections: Managing Director Lynn Myers is running unopposed for the Fashion District Business Representative seat. Former Board Member Dan Bartholomew is running for the Resident Seat and does have opposition. The BID cannot become involved in elections however individual Board Members can and were encouraged to contact Dan to offer assistance. The Downtown LA Neighborhood Council has reached a level of credibility with the City of Los Angeles and is looked to for public feedback on a number of issues and topics including planning and development in downtown. Board Members were encouraged to vote on April 3<sup>rd</sup>.

**5 Proposed State Bill Addresses General and Special Benefit**

Court rulings have resulted in confusing the issue of benefit received by property owners in business improvement districts. We are looking to the legislature to create guidelines. A bill will be carried by Speaker John Perez. If it passes then legislation will say there is no general benefit associated with BID services. Finally if the courts decide to listen then this will be a major advantage for BIDs across California.

**6 Correspondence to Council District 14 Regarding Illegal Vending**

Districts 9 and 14 are considering coordinating a vending district. Sidewalk sales would be permitted. The BID sent comments on the problems associated with illegal vending but has not been invited to participate in the discussions. At a recent Santee Alley Association meeting Members said their merchants are concerned about the cleanup costs resulting from sellers who are not paying into the BID services. We are convening a meeting with LAPD Newton Division on Thursday, February 27, 2014. Board Members were invited to attend.

**7 Community Plan Meeting Report**

There was great attendance at the meeting hosted by the Cooper Design Space. Several Board Members and over 75 owners, merchants, developers, and brokers attended. The Planning Department received a consistent message of the need for rezoning and more transportation.

**8        BID Board of Directors**

Committee Appointments: Confirmed by Chair Jorge Flores.

Board Meeting Date Changes: May 20 and September 18 were approved. Reminder notices will be sent prior to the meetings.

**9        New Business**

- Council District 14 representatives will be invited to the March Board Meeting to give an update on the status of various issues including the proposed vending district, planning and zoning, and the increasing dog population.
- Members discussed the roll-out of the Broadway streetscape project known as the Dress Rehearsal. There were a number of concerns including how homeless encampments will likely increase. The BID has already sent a letter with concerns to the Mayor and City Council.

**10      The meeting adjourned at 12:55 pm.**



LA Fashion District BID  
Board of Directors Meeting Minutes  
March 20, 2014

**Board Members Present:** Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Jaime Lee, George Lintz, Laurie Rosen , John Van Den Akker, Brian Taban, Suzette Wachtel.

**Board Members Absent:** Jason Deibler, Mark Cohen, Darlene Kuba, Brad Luster, Elena Safaei.

**Property Owners and Guests:** Mark Chatoff, Elisa Keller, Fanny Levin, Morris Mellamed, Martin Schlageter, Fabio Vasco.

**Staff Present:** Kent Smith, Executive Director. Jose Gonzalez, Lynn Myers.

*The meeting convened at 11:50 am. Several items were taken out of order of the agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions:** Board Members introduced themselves.

**3 Council District 14 Update Presentation**

Martin Schlageter, Policy Director, Council District 14 attended the meeting to discuss various issues. Councilmembers Huizar and Price are proposing a Sidewalk Vending Ordinance for food items in order to regulate activity. Several property owners and Board Members voiced concerns about the city's ability to enforce the ordinance. The BID is concerned about trash collection costs, diminished quality of life in neighborhoods, and added that sidewalk vending is a city-wide problem. The Chief Legislative Analyst's Office will release an initial report of preliminary findings in April.

**4 2013 Audited Financial Statements and Auditor's Report**

The accounting firm Gleicher, Tilley, Leonard, LLP (GTL, LLP) conducted the annual financial audit of the 2013 financial statements and issued an unqualified clean opinion. The Finance Committee recommended Board approval of the draft Financial Reports and Auditor's Report for the year ending December 31, 2013.

**MOTION: Accept the Audited Financial Statement for the year ending December 31, 2013 and submit the final report to the City of Los Angeles Office of the City Clerk.**

Ramin Haverim moved to approve. Laurie Rosen seconded.

**The motion was approved by unanimous vote on March 20, 2014.**

Members Voting: Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Jaime Lee, George Lintz, Laurie Rosen , John Van Den Akker, Brian Taban, Suzette Wachtel.

**5 Approval of the Minutes from February 20, 2014:** Approved by unanimous vote.

**6 AB 2618: Proposed State Bill Addresses General and Special Benefit**

Court rulings have resulted in confusing the issue of benefit received by property owners in business improvement districts and we are looking to the legislature to create guidelines. A bill AB 2618 will be carried by Speaker John Perez and State Senator Kevin DeLeon. BID staff requested a letter of support for the bill from the BID Board of Directors which was approved by a consensus of the Members.

**7 Discussion of Broadway Dress Rehearsal Contract**

The LA Fashion District BID, Historic Downtown BID, and Downtown Center BID are being asked to enter into a contract with the City of Los Angeles to provide management, operations and cleaning services for the Broadway Streetscape Master Plan Dress Rehearsal Project starting June 2014. We have worked with our BID partners and attorneys to ensure appropriate remuneration and liability. The Board of Directors discussed the terms of ending the contract and agreed to the following action:

**MOTION: Approve the Broadway Dress Rehearsal Contract.**

Laurie Rosen moved to approve. George Lintz seconded.

**The motion passed by unanimous vote on March 20, 2014.**

Members Voting: Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Jaime Lee, George Lintz, Laurie Rosen , John Van Den Akker, Brian Taban, Suzette Wachtel.

**8       Executive Director Report**

Affordable Housing: Kent Smith attended a meeting at the Central City Association where Councilmember Gil Cedillo announced that he will be crafting a new policy and approach to housing in the City of Los Angeles that will allow enough housing construction of all types. Smith asked the Councilmember to consider the rezoning issue in his new policy and the importance of residential development.

Recode LA: The Zoning Code Evaluation Report was released that outlines major concerns with the current code and lays a general framework for the new zoning code. At the Community Meeting on March 19 we reinforced community comments that rezoning to mixed-use and increased transportation in the LA Fashion District are critical to future development in the district.

Exclusive Waste Hauling Franchise System Update: The City of Los Angeles has completed the Final Program Environmental Impact Report (Final PEIR) on the Exclusive Commercial and Multifamily Solid Waste Franchise Collection and Handling system, also known as Zero Waste LA, that would replace the City's current open market solid waste collection and handling system for commercial and multifamily establishments in the City. The EIR focuses on construction of a recycling facility.

New Business Survey: We are preparing to conduct a door to door survey of all businesses in the 100 block district. The information will be used to update the website at [www.fashiondistrict.org](http://www.fashiondistrict.org). The website averages 15 million page hits per year. The last survey was completed in 2012.

DCBID Fundraiser: The Downtown Center BID is endorsing Jim McDonnell for Sheriff and they are looking for BIDs to co-sponsor a fundraiser. The BID does not have a PAC however individual owners can contribute.

**9       New Business**

The May meeting of the BID Board of Directors will take place on the 29<sup>th</sup>.

**10      The meeting adjourned at 1:35 pm.**



LA Fashion District BID  
Board of Directors Meeting Minutes  
May 29, 2014

**Board Members Present:** Mark Cohen, Jason Deibler, Jorge Flores, Ramin Haverim, Steve Hirsh, Hilda Jimenez, Laurie Rosen , John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Darlene Kuba, Jaime Lee, George Lintz, Brad Luster, Elena Safaei, Brian Taban.

**Property Owners and Guests:** Mark Chatoff, Carmen Zella.

**Staff Present:** Kent Smith, Executive Director. Lynn Myers.

*The meeting convened at 11:55 am. Several items were taken out of order of the agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions:** Board Members introduced themselves.

**3 Do Art Presentation**

DO ART is an arts organization focused on the promotion and creation of work visible in the public landscape. Artistic and Executive Director Carmen Zella presented examples of public art installations in various locations throughout the world. DO ART also provides step by step assistance in procuring funding and appropriate permits. Council District 14 supports the program. Board Members were encouraged to contact Do Art to explore art work options and funding sources for their properties.

**4 Approval of Minutes from April 24, 2014:** Approved.

**5 Approve 2013 Tax Returns**

The Finance Committee recommended several wording changes on the tax return to clarify the mission statement and business description to coincide with the Management Plan. (see handout attached)

**MOTION:** Approve the 2013 Tax Returns with language clarification.

Mark Cohen moved to approve. Jason Deibler seconded.

The motion passed by unanimous vote on April 29, 2014.

The language on the tax return will be amended before submitted.

**6 Financial Summary YTD April 2014**

No assessment increases are anticipated as revenue continues to be in line and expenses are less than budgeted.

**7 2015 Alleys Overlay Assessment**

**MOTION: Approve proposed 2015 Alleys Overlay Assessment decrease.**

Mark Cohen moved to approve. Steve Hirsh seconded.

**The motion passed by unanimous vote on April 29, 2014.**

**8 Sidewalk Vending & Street Closure Meetings Updates**

At the Operations Committee meeting on May 27, 2014 over 20 members of the public attended to discuss their concerns about the recent sidewalk ordinance enforcement by the Bureau of Street Services (BSS) over the past 3 weekends. The illegal vendors at the San Pedro Swap Meet have been removed however BSS recommends a monthly enforcement detail on random dates to ensure they don't return. As a result of the enforcement tenants are being cited for outdoor displays. BSS will be invited to a follow up meeting where tenants and owners can voice their concerns about ordinance enforcements. The cost for BSS enforcement details is \$1200 per day / \$24,000 per year.

Council District 14 will be invited to attend the meeting on June 3, 2014.

**9 Consideration of Paying Bureau of Street Services Overtime**

**MOTION: Continue to pay overtime to the Bureau of Street Services at a cost of \$1200 per day once a month through 2014 on a month-month basis to enforce sidewalk vending and display codes conditional on their participation at a community meeting on June 3, 2014 to hear public comment.**

Steve Hirsh moved to approve. Ramin Haverim seconded.

**The motion passed by unanimous vote on May 29, 2014.**

**10 New Website Demonstration**

Public Information Coordinator Ariana Gomez presented the new response design website that is viewable on all mobile devices. Most of the maintenance functions can be performed by staff. A new map and photos of the district activities communicate the vibrancy of the district. New features for the wholesale lines directory and searchable directory were added.

**11 Executive Director Report**

New information:

Chrysalis Employee Promoted: A Clean Team member was promoted to Supervisor.

Farmers Market to Launch: On July 26, 2014 a new Farmers Market is set to open on Wall Street between 7<sup>th</sup> and 8<sup>th</sup> Streets in the Flower Market. It will take place every Saturday from then. The BID is working with them on the launch and exploring the possibility of opening a BID information kiosk with the organizer.

New Residential Development: An office building on Los Angeles St is being converted to residential.

Business Survey Update: The street level business interviews in the 100-blocks were completed in 2 weeks. When completed the database will be uploaded to the new website.

New Coffee Houses: Three new stores are open in the district.

Minimum Wage Increase: Increases will go into effect on July 1, 2014. There is no need to increase assessments to cover the costs.

**12 New Business**

Board Members discussed how to spend \$50,000 of the anticipated assessment surplus. Proposals will be considered at the July Board of Directors meeting.

**13 The meeting adjourned at 1:06 pm.**



LA Fashion District BID  
Board of Directors Meeting Minutes  
July 17, 2014

**Board Members Present:** Mark Cohen, Jason Deibler, Ramin Haverim, Steve Hirsh, Hilda Jimenez, George Lintz, Laurie Rosen, John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Jorge Flores, Darlene Kuba, Jaime Lee, Brad Luster, Elena Safaei, Brian Taban.

**Property Owners and Guests:** Mark Chatoff, Matthew Haverim, Jessica Hencier, Mark Levy, SLO Jamila Linton, Eric Metz, Steve Needleman, SLO Karen Owens, Elizabeth Peterson, Shiraz Tangri, Lyndi Vaughn.

**Staff Present:** Kent Smith, Executive Director. Jose Gonzalez, Lynn Myers.

*The meeting convened at 11:59 a.m. Several items were taken out of order of the agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions:** Board Members and guests introduced themselves.

**3 Streetcar Inc Presentation**

Representatives from Streetcar Inc provided an update on work to install and operate a streetcar in downtown. Highlights included URS was hired as the project manager and the EIR is in re-evaluation with a projected early 2015 completion date. Anew partnership with LADWP is helping to identify infrastructure issues.

**4 City Market South Presentation**

Representatives provided a summary of Phase 1 of the larger project. Construction starts next week on several restaurants. Project managers are seeking BID support of a Master CUP. The item will be agendized for vote at the September meeting.

**5 Approval of Minutes from May 29, 2014:** Approved.

**6 Proposals for Spending \$50,000**

Further to a request at the Board meeting in May, staff proposed the following project list: Set up and file a 501-C-3, purchase Big Belly Solar Trash Cans, increase Marketing/Social Media efforts. Board Members asked for promotion concepts to be discussed at the Board meeting in September.

**7 Committee Reports**

**Finance:** Chair Mark Cohen asked Members to consider serving on the Committee. Staff will email all Finance agenda packages to Board Members prior to the Finance and Board meetings. A 6-month summary of un-audited financial information was distributed. (see attached). Stall will research promotional bank CD offers as way to increase interest returns A cash flow summary to 2018 indicates there may not be a need to increase assessments through the term of this BID.

**Operations:** The Committee met on Tuesday, July 15<sup>th</sup>. Neighborhood Prosecutors Kurt Knecht and Erika Sandoval heard comments from attendees about problems in the district. Prosecution in graffiti vandalism cases requires changing legislation. Problems with Duke's Liquor store could be resolved if a new strategy to repeal their licensing can be enacted. Neighborhood Prosecutors were informed about the complex issues surrounding street vending in the district. LAPD SLOs Linton and Owens asked owners and merchants to file police reports to direct attention and deployment from the police department.

The BID will not be maintaining the Broadway streetscape project for at least one year. BIDs refused to sign maintenance contracts for this project due to multiple deficiencies that need to be resolved by the project manager and LADOT. We will help keep the street clean in the course of regular cleaning duties for this area.

**8 Election Committee Appointments**

Board Members Laurie Rosen, John Van Den Akker, and Suzette Wachtel volunteered to oversee the 2014 election of 5 Board Members. They agreed to meet immediately following the Board meeting.

**9 Executive Director Report**

**Downtown 2020:** Kent Smith will present and overview of the LA Fashion District at the Central City Association meeting on July 23<sup>rd</sup>. Board Members were invited to attend.

**Chronic Homelessness and Laura's Law:** Homeless outreach by the County and City is increasing with advocacy from the Home For Good Task Force.

**New Employee:** The BID's new administrative assistant Jasmine Yadidson was introduced.

**Logo Use by The WALL Farmer's Market:** Board Members agreed to allow the organizer to use the Fashion District logo on advertising materials.

**10 The meeting adjourned at 1:34 pm**

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LA Fashion District BID  
Board of Directors Meeting Minutes  
September 18, 2014

**Board Members Present:** Mark Cohen, Jason Deibler, Jorge Flores Ramin Haverim, Steve Hirsh, George Lintz, Brian Taban, John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Hilda Jimenez, Darlene Kuba, Jaime Lee, Brad Luster, Laurie Rosen, Elena Safaei.

**Property Owners and Guests:** Jeff Gould. **Staff Present:** Kent Smith, Executive Director, Lynn Myers.

*The meeting convened at 11:55 a.m. Several items were taken out of order of the agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions:** Board Members and guests introduced themselves.

**3 LA Better Buildings Challenge (LABBC) Presentation**

Jeff Gould, LABBC Director explained the challenge as the real estate element of the city's effort to reach 20% energy savings by 2020. The initiative is supported by the U.S. Department of Energy and the LA Department of Water and Power. Board Members were encouraged to contact Gould directly for free project development plans and financing information.

**4 Approval of Minutes from July 17, 2014:** Approved.

**5 Pending Litigation - Closed Session**

The meeting adjourned to closed session at 12:13 pm to discuss pending litigation Philip Horlings et al. vs. City of Los Angeles Police Department et al.

**5A Open Session**

The meeting reconvened to open session at 12:35 pm.

**MOTION: Retain legal counsel regarding the 2013 lawsuit Philip Horlings et al. vs. City of Los Angeles Police Department et al. with a maximum cap of \$7500 for the initial phase, provide regular updates to the BID Board of Directors, and designate authority to the Finance Committee to approve revisions or increases.**

Mark Cohen moved to approve. Ramin Haverim seconded.

**The motion passed by unanimous vote on September 18, 2014.**

Members Voting: Mark Cohen, Jason Deibler, Jorge Flores Ramin Haverim, Steve Hirsh, George Lintz, Brian Taban, John Van Den Akker, Suzette Wachtel.

**6 City Market South**

**MOTION: Support The City Market Master CUP Permit Application.**

Mark Cohen moved to approve. George Lintz seconded.

**The motion passed by unanimous vote on September 18, 2014.**

Members Voting: Mark Cohen, Jason Deibler, Jorge Flores Ramin Haverim, Steve Hirsh, George Lintz, Brian Taban, John Van Den Akker, Suzette Wachtel.

**7 AB 2618 Signed into Law**

Governor Brown signed the bill into law on August 21, 2014 that brings some clarity to the definition of general benefit received by properties that are adjacent to BID boundaries; the bill removes this part of the general benefit. AB 2618 will be an advantage to the BID during the next BID renewal.

**8 Biz Fed Institute**

This non-profit membership organization seeks to develop a coalition that can speak to government offices and officials about issues that impact business.

**MOTION: Approve \$500 annual membership for one year.**

Mark Cohen moved to approve. Steve Hirsh seconded.

**The motion passed on September 18, 2014.**

Members voting yes: Mark Cohen, Jason Deibler, Jorge Flores Ramin Haverim, Steve Hirsh, George Lintz, Brian Taban, Suzette Wachtel.

Members voting no: John Van Den Akker.

**9 Committee Reports**

Finance: Committee Chair Mark Cohen reported the BID is \$244,000 under in expenses to date. The City's potential increase of the minimum wage will impact the next BID with a projected salary increase of \$1.8 million over the next four years. Progress will be tracked and reported on quarterly.

Election: Members were asked to consider adding a candidate to the 2014 ballot. Mr. Yul Kwon has submitted all paperwork and is qualified to run in the election. His intent was submitted to Kent Smith by email prior to the deadline however the email was not opened until September 9.

**MOTION: Allow additional candidate Yul Kwon to run as a candidate in the 2014 BID Board of Directors election.**

Mark Cohen moved to approve. Brian Taban seconded.

**The motion passed by unanimous vote on September 18, 2014.**

**10 Executive Director Report**

The Downtown 2020 presentation will be moved to the November meeting.

Fashion District Raid: Federal investigators raided 70 locations including 12 locations in the district. Four people were indicted on serious charges.

**11 The meeting adjourned at 1:30 pm**



TAB 1

LA Fashion District BID  
Board of Directors Meeting Minutes  
November 20, 2014

**Board Members Present:** Mark Cohen, Jason Deibler, Jorge Flores Ramin Haverim, Steve Hirsh, Hilda Jimenez, George Lintz, Laurie Rosen, Brian Taban, John Van Den Akker, Suzette Wachtel.

**Board Members Absent:** Darlene Kuba, Jaime Lee, Brad Luster, Elena Safaei.

**Staff Present:** Kent Smith, Executive Director, Lynn Myers.

*The meeting convened at 11:55 a.m. Several items were taken out of order of the agenda.*

**1 Public Comment:** None received.

**2 Welcome and Introductions**

**3 Downtown 2020 Presentation by Kent Smith**

The powerpoint presentation focused on the future of the LA Fashion District and the need for zoning changes to allow new development. The City of Los Angeles Planning Department is developing a Community Plan and expect to present a draft within the next 4 years. Board members asked how the BID can help with zoning changes and continue the momentum. Members also recommended preserving the apparel industry presence. The presentation is attached.

**4 Approval of Minutes from September 18, 2014:** Approved.

**5 Committee Reports**

Finance: Committee Chair Mark Cohen reviewed Revenue and Expenses for the 9-month period ending on September 30, 2014. A savings of \$259,000 will supplement wages rate increases through 2018. The City of Los Angeles is expected to reimburse approximately 50% of the 2.42 % General Benefit expense annually.

Operations: Tabled to future meeting.

Communications: Tabled to future meeting

Election: Ballots were mailed on November 4<sup>th</sup>. 68 ballots were received to date. Deadline to submit ballots is 12/8/14.

**6 2015 Budget**

Expenses are mostly the same except for the minimum wage increase that could create a potential \$600,000 revenue shortfall in 2015. Members discussed the potential necessity for raising assessments or reducing work force. The Finance Committee recommended approving the 2015 Budget as it was presented.

**MOTION: Approve the 2015 Budget.**

Hilda Jimenez moved to approve. Jason Deibler seconded.

**The motion passed with a unanimous vote on November 20, 2014.**

Members voting: Mark Cohen, Jason Deibler, Jorge Flores Ramin Haverim, Steve Hirsh, Hilda Jimenez, George Lintz, Laurie Rosen, Brian Taban, John Van Den Akker, Suzette Wachtel.

**7 2015 Planning Report**

This annual City of Los Angeles Report is due by December 1<sup>st</sup> and requires BID Board approval. The Finance Committee recommended approval with three changes: Page 2: Section Safe Program: remove the words "prevent" in the third sentence and "safety" in sentence seven; Page 5: remove the line Total -109,735.

**MOTION: Approve the 2015 Planning Report with the following 3 edits: Page 2: Section Safe Program: remove the words "prevent" in the third sentence and "safety" in sentence seven; Page 5: remove the line Total -109,735.**

George Lintz moved to approve. Laurie Rosen seconded.

**The motion was passed by unanimous vote on November 20, 2014.**

Members voting: Mark Cohen, Jason Deibler, Jorge Flores Ramin Haverim, Steve Hirsh, Hilda Jimenez, George Lintz, Laurie Rosen, Brian Taban, John Van Den Akker, Suzette Wachtel.

**8 2014 Staff Bonuses / 2015 Staff Salaries:** Closed session.

**9 Pending Litigation - Closed Session**

The meeting adjourned to closed session at 1:35 pm to discuss pending litigation Philip Horlings et al. vs. City of Los Angeles Police Department et al.

**Open Session** The meeting reconvened to open session at 1:40 pm.

**10      Treasures of Los Angeles Event Sponsorship & Membership Renewal**

**MOTION: Approve Treasures of Los Angeles Event Silver Sponsor Level and CCA Membership Renewal.**

Steve Hirsh moved to approve. Hilda Jimenez seconded.

**The motion passed on November 20, 2014.**

Members voting: Mark Cohen, Jason Deibler, Jorge Flores Ramin Haverim, Steve Hirsh, Hilda Jimenez, George Lintz, Laurie Rosen, Brian Taban, John Van Den Akker, Suzette Wachtel.

**11      Executive Director Report**

Tabled to future meeting.

**12      New Business:** None discussed.

**13      The meeting adjourned at 1:40 pm**